



EXCLUSIVE OFFERING MEMORANDUM



**FULLY RENOVATED 9-UNIT  
MULTIFAMILY WITH STRONG  
IN-PLACE RETURNS**

**2201 GREENE ST  
HOLLYWOOD, FL 33020**

7.27% GOING-IN CAP RATE | 4,617 SF | 4 TWO-BED + 5 ONE-BED | TURNKEY ASSET | MINUTES TO BEACH & I-95

# TABLE OF CONTENTS

## 01

### ASSET OVERVIEW

Investment Summary  
Property Highlights  
Lot Breakdown  
Financials

## 02

### LOCATION & DEMAND DRIVERS

Visibility & Connectivity  
Demographics  
Local Market Profile

## EXCLUSIVELY LISTED BY

### ELIOR LEVI

Commercial Real Estate Advisor  
+1 954.743.7594  
elevi@faustocommercial.com

[FaustoCommercial.com](https://www.fauستocommercial.com)

The information contained herein is proprietary and strictly confidential. It is intended solely for review by the party receiving it from Fausto Commercial and may not be shared with any other person or entity without the prior written consent of Fausto Commercial. This Marketing Brochure and/or Offering Memorandum has been prepared by Fausto Commercial and approved by its client. It is provided for informational purposes only and contains summary, unverified information intended solely to generate preliminary interest in the subject property. This material does not constitute a substitute for a comprehensive due diligence investigation. Prospective purchasers are encouraged to conduct their own independent analysis, including inspection of the property, review of market conditions, and evaluation of the surrounding competitive environment. Any financial information, projections, or conclusions are provided for reference purposes only and are based on assumptions that may change. Fausto Commercial makes no representation that such information will be accurate or achieved and does not intend for any party to rely upon this information as the basis for a purchase decision. The information contained herein has been obtained from sources believed to be reliable; however, Fausto Commercial makes no warranty or representation, express or implied, as to the accuracy or completeness of the information provided. All prospective buyers are responsible for verifying all information independently. References to square footage, age, or condition are approximate. Photographs may have been enhanced for marketing purposes; however, no material alterations to the property have been made.



# 01 ASSET OVERVIEW

- Investment Summary
- Property Highlights
- Development Highlights
- Financials



# INVESTMENT SUMMARY

## THE OFFERING

Fausto Commercial is pleased to present a fully renovated 9-unit multifamily property at 2201 Greene St, 4,617 SF asset features four 2-bedroom/1-bath and five 1-bedroom/1-bath units, currently operating at a 7.27% going-in cap rate. Extensive renovations include new plumbing, updated electrical, new A/C systems, impact windows and doors, and fully remodeled interiors, delivering a truly turnkey investment with strong in-place returns.

Located minutes from Downtown Hollywood, Fort Lauderdale-Hollywood International Airport, I-95, and the beach, the property benefits from exceptional connectivity and consistent tenant demand driven by nearby employment centers, shopping, dining, and entertainment. Eight on-site parking spaces add further tenant appeal in one of Broward County's most active rental markets.

**Property is fully renovated, income-producing, and positioned for immediate returns with long-term upside in a high-demand submarket.**



**\$2,150,000**

LIST PRICE

**RS-1**

ZONING

**4,617 SF**

BUILDING SIZE

**\$151K**

STABILIZED NOI

# PROPERTY HIGHLIGHTS



## CONNECTIVITY

- Positioned along Green St just off US-1, one of **Hollywood's most active corridors**
- Convenient access to I-95, US-1, and Hollywood Beach
- Approximately 8 minutes from Fort Lauderdale-Hollywood International Airport

## VISIBILITY

- Walkable proximity to dining, retail, and entertainment along Hollywood's key corridors
- Eight on-site parking spaces providing strong tenant convenience
- Fully renovated asset with strong curb appeal and immediate market-ready condition

## INVESTMENT

- 7.27% going-in cap rate with strong in-place cash flow
- Fully renovated, new plumbing, electrical, A/C, impact windows/doors, and remodeled interiors
- Desirable unit mix: four 2-bed/1-bath and five 1-bed/1-bath units

# DEVELOPMENT HIGHLIGHTS

## USE & ELIGIBILITY RS-1

USE	ELIGIBILITY
Multifamily Residential	Legal Nonconforming Use*
Accessory Dwelling Unit (ADU)	Permitted
Home Occupation / Home Office	Permitted
Religious / Community Facility	Special Exception
School / Child Care Facility	Special Exception



# FINANCIALS

2201 GREENE ST

UNITS	CURRENT	PRO FORMA
2 Bedroom/1 Bathroom	\$2,400	\$2,400
2 Bedroom/1 Bathroom	\$2,300	\$2,400
2 Bedroom/1 Bathroom	\$2,300	\$2,400
2 Bedroom/1 Bathroom	\$2,200	\$2,400
1 Bedroom/1 Bathroom	\$1,800	\$1,900
1 Bedroom/1 Bathroom	\$1,800	\$1,900
1 Bedroom/1 Bathroom	\$1,700	\$1,900
1 Bedroom/1 Bathroom	\$1,750	\$1,900
1 Bedroom/1 Bathroom	\$1,800	\$1,900
Gross Income	\$216,600	<b>\$229,200</b>

# OPERATING EXPENSES

2201 GREENE ST

EXPENSES	CURRENT	PRO FORMA
Property Tax	\$20,919	\$38,700
Insurance	\$12,000	\$12,000
Water & Sewer	\$6,000	\$6,000
Trash Removal	\$3,000	\$3,000
Lawn/Landscaping	\$980	\$980
Vacancy (5%)	\$10,830	\$10,830
Repairs & Maintenance (3%)	\$6,498	\$6,498
Total Expenses	\$60,227	\$78,008
NOI	\$156,373	<b>\$151,192</b>
Cap Rate	7.27%	<b>7.03%</b>



## 02 LOCATION & DEMAND DRIVERS

Visibility & Connectivity

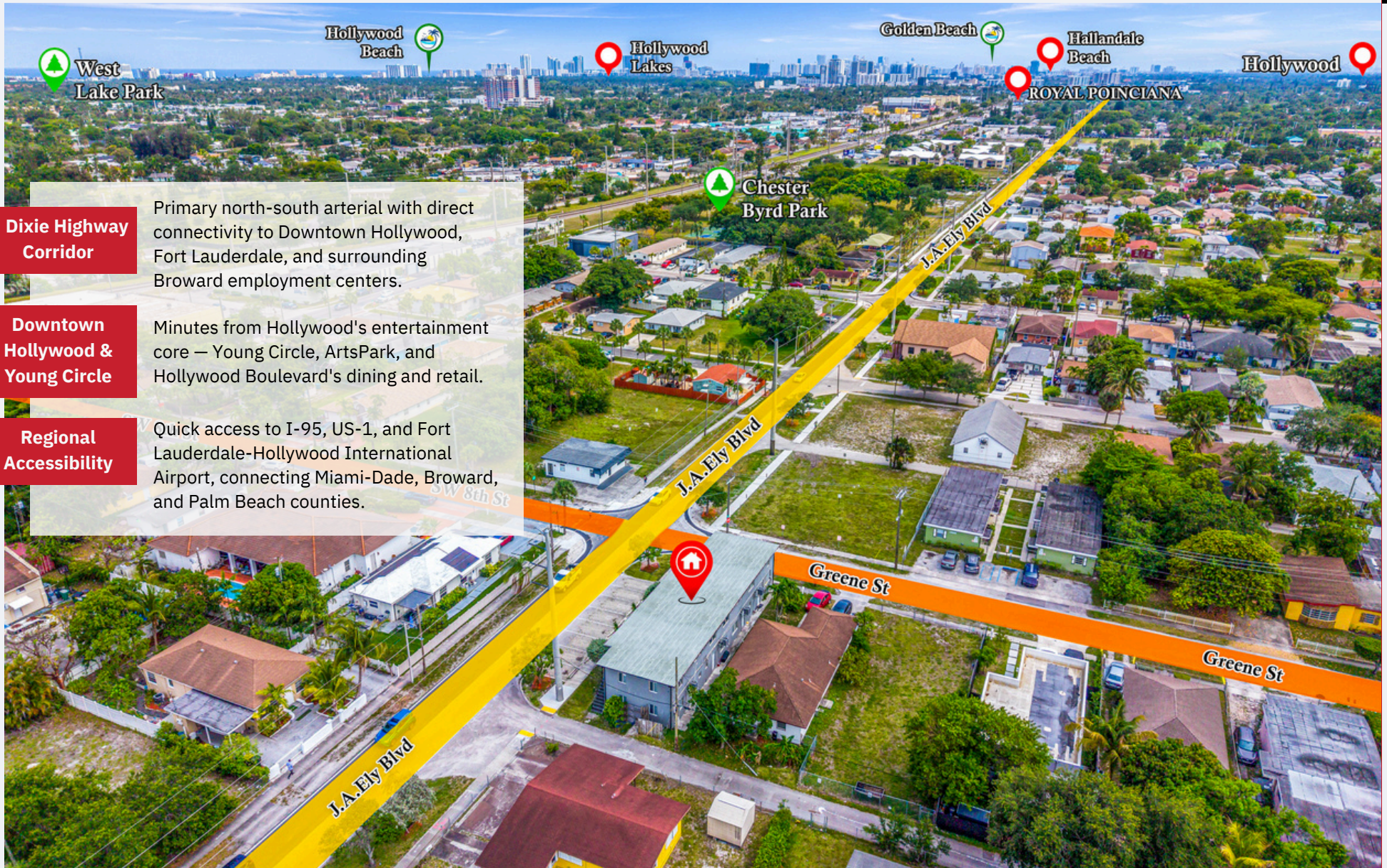
Demographics

Local Market Profile



# VISIBILITY & CONNECTIVITY

Property located just off US-1 in Hollywood, Florida. Income-producing fourplex positioned on a high-demand residential corridor with strong redevelopment potential and quick access to some of Broward County's most active employment and lifestyle destinations.



## N Dixie Highway Corridor

Primary north-south arterial with direct connectivity to Downtown Hollywood, Fort Lauderdale, and surrounding Broward employment centers.

## Downtown Hollywood & Young Circle

Minutes from Hollywood's entertainment core — Young Circle, ArtsPark, and Hollywood Boulevard's dining and retail.

## Regional Accessibility

Quick access to I-95, US-1, and Fort Lauderdale-Hollywood International Airport, connecting Miami-Dade, Broward, and Palm Beach counties.

# DEMOGRAPHICS

## City of Hollywood

Established Broward County coastal city with strong residential density, proximity to major employment centers, and continued demand for rental housing.

### POPULATION

- Approximately 155,000 residents within the City of Hollywood
- Diverse workforce supporting Broward County's service, tourism, and logistics sectors

### HOUSEHOLDS

- Over 61,000 households supporting neighborhood retail and residential demand
- Established residential neighborhoods surrounding the development site

### INCOME

- Household income levels supporting workforce and market-rate rental housing
- Diverse economic base across hospitality, healthcare, logistics, and professional services

### EMPLOYMENT

- Located near major employment centers including Fort Lauderdale-Hollywood International Airport, Downtown Hollywood, and Broward County commercial corridors

### HOUSINGS

- Growing demand for multifamily housing across the Hollywood / Dania Beach submarket
- Continued residential and mixed-use development activity throughout the area

**155,000**

POPULATION  
CITY OF HOLLYWOOD

**61,197**

HOUSEHOLDS

**\$67,000**  
(rounded market reference)

MEDIAN  
HOUSEHOLD  
INCOME

**42**

MEDIAN AGE

**3.12**

AVERAGE  
HOUSEHOLD SIZE

# LOCAL MARKET PROFILE

## NEIGHBORHOOD

**Hollywood, Florida** is a mature Broward County market experiencing steady redevelopment driven by its central location between **Fort Lauderdale and Miami**, proximity to major employment hubs, and continued residential demand. The area benefits from established housing stock, active commercial corridors, and access to regional transportation infrastructure including **I-95, US-1, and Fort Lauderdale, Hollywood International Airport.**

Infill development opportunities in central Hollywood are increasingly limited, particularly for parcels positioned along major corridors with strong visibility and access.



## CULTURE & RECREATION

Hollywood offers a mix of urban amenities and coastal lifestyle assets that support long-term residential demand.

The surrounding area includes neighborhood retail, regional parks, entertainment venues, and the well-known Hollywood Beach Broadwalk, creating a balanced live-work-recreation environment.

Nearby civic, hospitality, and recreational destinations contribute to consistent activity throughout the year, supporting retail and service uses.

---

Direct access to US-1, I-95, and major Broward east-west corridors

---

---

Minutes from Fort Lauderdale–Hollywood International Airport

---

---

Established residential communities with long-term stability

---

---

Strong demand for workforce and market-rate rental housing

---

---

Limited availability of infill development sites in central Hollywood

---

2201 Greene St represents a rare fully renovated, income-producing asset positioned for immediate returns in one of Broward County's most active submarkets.

**155K+**

RESIDENTS IN THE  
CITY OF HOLLYWOOD

**61K+**

HOLLYWOOD  
HOUSEHOLDS

**\$67K**

MEDIAN HOUSEHOLD  
INCOME

Source: U.S. Census Bureau / City of Hollywood Economic Development



## EXCLUSIVELY LISTED BY



**ELIOR LEVI**  
Commercial Real Estate Advisor  
+1 954.743.7594  
[elevi@faustocommercial.com](mailto:elevi@faustocommercial.com)

Fausto Commercial 1761 W Flagler St | Miami, FL 33135

[www.FaustoCommercial.com](http://www.FaustoCommercial.com)

